

RETAIL OPPORTUNITY

Unit 2A, Quayside Cardiff Bay CF10 5AB TO LET

LOCATION

The property is located in the heart of Cardiff Bay, on the edge of Mermaid Quay, Cardiff's prime leisure destination.

Mermaid Quay provides a unique blend of restaurants, cafe's and bars together with boutique shopping and luxury services on the waterfront.

Occupiers in the immediate vicinity include Healthwise Pharmacy, Quantum Coffee Roasters and Sainsbury's, with the likes of Tesco Express, Bill's, Loungers (Cosy Club), Hubbox, Nando's and Everyman Cinema located within a short walking distance.

Directly opposite is the redevelopment of Merchant Place for Cardiff's new sixth form college with space for 500 pupils

The property comprises a single storey lock up shop with access from Bute Street formerly used as a hairdressers.

ACCOMMODATION

The premises accommodation over ground and first floor providing the following areas and dimensions:-

Net ground floor sales 120.77 sq m. (1,300 sq.ft.)

TENURE

The premises are available by way of a new lease at a commencing rent of £30,000 pax on terms to be agreed. The occupier will contribution to a proportion of the Estate's service charge for costs incurred in the maintenance and upkeep of common areas.



EPC

The premises has and Energy Performance Rating (to be confirmed)

BUSINESS RATES

Rateable Value	£28,250
UBR (2026/2027)	0.35
Rates Payable	£9,887.50 pa (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail or EJ Hales Owen Cahill (07824 638338
E: owen@ejhales.co.uk)

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SUBJECT TO CONTRACT

